

**CASCADE COUNTY  
ZONING BOARD OF ADJUSTMENT**

**RECEIVED**  
FEB 14 2019

Meeting Minutes  
Thursday January 24, 2019  
9:00 AM  
Room #105, Courthouse Annex  
Cascade County Commissioners Chambers

Board Members: Bill Austin, Charles Kuether, Leonard Reed, Rob Skawinski, Michele Levine

**Notice:** Pursuant to MCA 2-3-212(1), the official record of the minutes of the meeting is in audio form, located at [cascadecountymt.gov](http://cascadecountymt.gov) and the Clerk and Recorders Office. This is a written record of this meeting to reflect all the proceedings of the Board. MCA 7-4-2611 (2) (b). Timestamps are indicated in red, within each agenda item below, and will direct you to the precise location should you wish to review the audio segment.

These minutes are paraphrased and reflect the proceedings of the Zoning Board of Adjustment. These minutes are considered a draft until the Zoning Board of Adjustment approves them.

**STAFF ATTENDEES:** Sandor Hopkins and Destiny Gough

**PUBLIC ATTENDEES:** Zach Harsh (55 Comanche Trail, Great Falls, MT. 59404), Mark Leo (1324 13<sup>th</sup> Ave. SW, Great Falls, MT. 59404), and Ian Payton

1. CALL TO ORDER: CHAIRMAN BILL AUSTIN CALLED THE MEETING TO ORDER AT 9:04 AM
2. ROLL CALL  
BOARD MEMBERS PRESENT: Bill Austin, Leonard Reed, and Michele Levine  
BOARD MEMBERS ABSENT: Charles Kuether, and Rob Skawinski
3. APPROVAL OF MINUTES: NOVEMBER 1, 2018  
Michele Levine motion to approve  
Leonard Reed seconded the motion  
All in favor motion carries 3-0
4. OLD BUSINESS: NONE

**R0366932 CMS**

Total Pages: 4 R 0 00 By: tmarc 02/14/2019 11:02:29 AM  
Cascade County, Rina Ft Moore - Clerk & Recorder



5. NEW BUSINESS:

A. Appointment of Officers for 2019

1. Discussion and Decision

Leonard Reed (00:02:28) moves to elect Bill Austin as the Chairman of the Zoning Board of Adjustments.

Michele Levine (00:02:33) seconds the motion to elect Bill Austin as Chairman.

All in favor motion carries 2-0

Bill Austin (00:02:50) moves to elect Michele Levine as the Vice Chairman of the Zoning Board of Adjustments.

Leonard Reed (00:03:01) seconds the motion to elect Michele Levine as Vice Chairman.

All in favor motion carries 2-0

B. Public Hearing: Dimensional Variance for Zach Harsh

1. Staff Report: Sandor Hopkins

Motions:

The following motions are provided for the board's consideration:

A. **Alternative 1:** The Variance to allow for a reduced front yard setback to eighteen (18) feet for an addition to the residence on parcel #0002472900 be **denied**.

OR

B. **Alternative 2:** The Variance to allow for a reduced front yard setback to eighteen (18) feet for an addition to the residence on parcel #0002472900 be **approved**.

2. Board Discussion & Action

Bill Austin (0:11:50) asks for the owner if they have any additional comments

Zach Harsh (0:11:56) states that he has spent \$18,000.00 already on trying to set the project in motion. He says if he was to move the subject any farther on the property, the subject would be compromised. The subject would be damaged if the motion is not approved.

Public Hearing opened 9:17 am

Bill Austin asked for proponents: Zach Harsh raised his hand

Bill Austin called for opponents: none

Public Hearing closed at 9:18 am

Board Discussion and decision

Bill Austin (0:14:00) asks the board members if they had a chance to look at the applicant's proposed area in person.

Michele Levine (0:14:10) says that she did not have to go in person to the applicant's proposed location because she could tell what is to be done on the map. She says the motion to be approved makes sense.

Leonard Reed (0:14:14) says that he went to go look on-site. He says that the proposed area of interest for the subject appears to be the only place to build the subject. Moreover, he asks Zach Harsh for more specific directions to the area of interest. He requests that future subject maps should have an expansive subject map of the area in addition. The map should show at least five (5) acres around the area of interest. Thus, the board members would be able to see what is in relation to the area of interest.

Michele Levine and Bill Austin (0:15:14) agrees with Leonard Reed's idea.

Zach Harsh (0:15:46) states the City County Health Department suggested for him to move to the other side of the area of interest. He explains that the suggestion would be impractical and aesthetically displeasing for his property.

Michele Levine (0:16:47) moves that the board **approves** the variance to allow for a reduced front yard setback to eighteen (18) feet for an addition to the residence on parcel #0002472900.

Leonard Reed seconds the approval

All in favor motion carries 3-0

6. PUBLIC COMMENTS REGARDING MATTERS WITHIN THE ZONING BOARD OF ADJUSTMENTS'S JURISDICTION: NONE

7. BOARD MATTERS:

Bill Austin (0:19:45) asks if there is any other new business coming?

Sandor Hopkins (0:19:50) says that the Planning Division has received a Special Use Permit application for a CBD hemp processing facility near Sun River. The application is not currently sufficient. However, it will be coming soon.

8. ADJOURNMENT:

Michele Levine made a Motion to adjourn

Leonard Reed seconded the Motion

All in favor, meeting adjourned at 09:26 am

Michele R Levine

Chairman Bill Austin or ~~VC Charles Kuether~~

Michele Levine

2-14-19

Date

Sandor Hopkins

Sandor Hopkins

2-14-19

Date